

## **EDINA AFFORDABLE HOUSING TASK FORCE**

### **Meeting Minutes**

**August 10, 2005**

**7:30 AM – Edina City Hall**

Members Present: Bob Aderhold, Valerie Burke, Hal Clapp, Kandace Ellis, Michael Fischer, John Helling, Mike Huck, Jeff Huggett, Sally Krusell, Scott Massie, Doug Mayo, Barb McFarlane, Sharon Ming, Joan Naymark, Janice Williams

Staff: Joyce Repya

Consultants: Stacy Becker, Kimberly Gartner

Chair Mayo called the meeting to order at 7:30 AM.

#### **Actions Taken**

- Member Huck seconded Member William's motion to approve the agenda; the motion carried.
- Member Ming seconded Member Naymark's motion to approve the minutes of July 27, 2005; the motion carried.

#### **Announcements**

- The contract between Becker Consulting and the City of Edina is moving forward. RPC approved the budget recommendations, which included recommendations to continue to earmark dollars for the Affordable Housing Task Force in 2006. The Human Rights & Relations Commission also approved the budget recommendations and entering into a contract provided that payments were tied to milestones.
- RPC modified the contract with Becker Consulting with an interim step. The contract has moved on to the City Attorney for review.
- The Edina City Council will review the budget recommendation on August 23<sup>rd</sup>. On January 1, 2006, the budget is official.
- Chair Mayo introduced Stacy Becker and her team to the members of the Task Force.

#### **Discussion of Survey Results, Housing Data, Goals and Values**

*Stacy Becker reviewed the process for moving forward. Each meeting is designed to build upon the previous meeting and to produce components of the final report. Each report component will be refined over time.*

- The August 10 meeting is to ground the consulting work, provide housing data, and start the discussion of goals, values, and specific strategies.
- The next meeting will be focused on specifically defining goals and values.
- Three sessions will be devoted to specific strategies.
- The last two meetings will lead to action plans and the final report.

*Kimberly Gartner overviewed the survey findings.*

*Stacy Becker provided a housing overview that analyzed existing data according to affordable housing standards.*

- The goal of the housing overview is to provide pictures that tell Edina's story without getting too bogged down in the data.
- The overview included comparisons between Edina, its neighboring cities, cities selected by Task Force members for comparison, and cities leading affordable housing efforts in the Twin Cities metropolitan area.

Tables and charts included data on housing prices; housing affordability; units of affordable housing; and ages, wages and commuting patterns of Edina workers and residents.

*Task force members were asked to identify one goal and one strategy for achieving the goal. Discussion points included:*

- Dense rental housing would be most affordable for young families, but it doesn't fit into the "American dream." While developments can be dense, beautiful, and well-designed, it would require an additional educational process as it does not fit the mold.
- To fund affordable rental of single family housing, there could be a fee that is similar to the 7 percent park land fee. This option is attractive if you won't be impacted by the fee.
- The City will likely need to be a more active player in affordable housing, because affordable housing does not provide a strong economic incentive. The City will likely need to set and implement policy (relating to production or resale of homes, second mortgages, land trusts, etc.), even though its operating philosophy has been to not interfere in the market place.
- Open enrollment demand at Edina schools could provide opportunities for creative pairing between families wanting to move into the district and seniors wanting to move or downsize.
- To increase the stock of single family housing, policies might explore smaller lot sizes, multi-units on a single lot, carriage housing, using church land, mortgage assistance for teachers, or employee housing on school district property.

- The Mayo Clinic's housing model may provide lessons for employer-assisted housing for Fairview.

#### Adjournment

There being no further business, the meeting was adjourned at 9:05 AM.